

**GOVERNMENT OF TELANGANA  
ABSTRACT**

**LOANS AND ADVANCES** – House Building Advance – Advance to Government servants for House Building purposes – Advance of Rs.12,30,000/- to Sri P.Chakrapani, Assistant Section Officer, Higher Education Department towards House Building Advance (Construction) – Sanction – Orders – Issued.

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**HIGHER EDUCATION (OP) DEPARTMENT**

**G.O.RT.No. 186**

**Dated:11-08-2015**

**Read the following:-**

- 1.G.O. Rt. No.2137, Finance (HRM.IV) Department dated:16.06.2015.
- 2.G.O. Rt. No. 147, HE (OP) Department, dated:07.07.2015.
- 3.Applications of Sri P.Chakrapani, Assistant Section Officer, Higher Education Department, dated.09.07.2015 & 22.07.2015.

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**ORDER:**

Under Article 233-A of A.P. Financial Code Volume-I, governing grant of loans to Government Servants for house building purposes, Government hereby sanction an amount of Rs.12,30,000/- (Rupees Twelve Lakhs and Thirty Thousand only) to Sri P.Chakrapani, Assistant Section Officer, Higher Education Department in two installments as a special case for house building purpose (construction) on the existing House No.S1-B-174, situated at Sachivalayanagar, Vanasthalipuram, Ranga Reddy District in Survey No.201.

**2.** The disbursement of the advance shall be made in two installments as a special case subject to the following conditions:-

- i) The grantee shall execute the mortgage deed, mortgaging the house to be built thereon in favour of Government, for the total amount of Rs.12,30,000/-. The first and second installment of Rs.8,00,000/- (Rupees Eight Lakhs only) is hereby released.
- ii) The third installment of Rs.4,30,000/- (Rupees Four Lakhs Thirty Thousand only) shall be payable to the loanee after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting , roads drainage and sewerage.

**3.** The grant of the advance is subject to the following conditions:-

- i) That the construction of the house shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been computed and sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by him to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.

(P.T.O.)

- ii) Construction shall be completed within 18 months from the date on which the first installment of the advance is paid to the grantee. Failure to do so, will render the grantee liable to refund the entire amount advanced to him (together with interest thereon) in one lumpsum. The date of completion of the house must be reported to Government without delay.
- iii) Immediately on completion of the construction of the house, the grantee shall insure the house at his own cost for a sum not less than the amount of the advance and shall keep it so insured against damages by fire, flood or lightening, till the advance is fully repaid to the Government and deposit the policy with the Government.
- iv) The house must be maintained in good condition and repairs at his own cost and the grantee shall continue to pay all Municipal and Local taxes regularly until the advance has been repaid in full. He shall also keep the house free from all encumbrances.
- v) That any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any forthwith.

**4.** The advance shall be recovered in (220) monthly installments @ Rs.5790/- (Rupees Five Thousand, Seven Hundred and Ninety only) as first installment and remaining (219) installments @ Rs.5,590/- (Rupees Five Thousand, Five Hundred and Ninety only) per month each. After the principal amount is completely recovered, the interest @ 5.50 % per annum (simple interest) shall be recovered in 12 equal monthly installments. Any loan amount and interest there to is found due on the date of superannuation shall be recovered from the Retirement Gratuity that may be sanctioned to the loanee.

**5.** The recovery of the advance granted shall commence from the 19<sup>th</sup> month after the date of drawal of the first installment amount or from the month following completion of the house whichever is earlier.

**6.** It will be open to the grantee to repay the amount in shorter period if he so desires.

**7.** In case the grantee does not repay the balance of the advance due to Government on or before the due date, it shall be open to Government to enforce the security of the mortgage at any time thereafter and recover the balance of the advance due together with interest and cost of recovery by sale of the house or such other manner, as may be permissible under law. The recovery of the advance shall be effected through the monthly pay / leave salary bills of that grantee. If the grantee ceases to be in service for any reason other than normal retirement/ superannuation, the entire outstanding amount shall become payable to the Government forthwith. Failure on the part of the grantee in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as may be permissible under Law. The property mortgaged to Government shall be reconvened to the grantee (or his successors in interest as the case may be) after the advance together with the interest thereon has been repaid to the Government in full.

**8.** It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.

**9.** Surety bond need not be obtained from the individual as he is a permanent Government servant.

:: 3 ::

**10.** The advance sanctioned shall be drawn from the funds allotted to this department vide reference 2<sup>nd</sup> read above, and shall be debited to " MH 7610 – Loans to Government Servants – M.H.201 – House Building Advance – S.H.(05) – Loans to other Officers – 001 – Loans to other Officers".

**11.** The Higher Education (OP Claims) Department is requested to draw and disburse the above advance to the individual.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**RANJEEV R.ACHARYA  
PRINCIPAL SECRETARY TO GOVERNMENT**

To:

Sri P.Chakrapani, ASO, Higher Education Department.  
The Higher Education (OP. Claims) Department.

Copy to:

The Dy. Pay and Accounts Officer, Secretariat Branch, Hyderabad  
The Accountant General, Telangana & A.P., Hyderabad  
SF/SC

**//FORWARDED : BY ORDER//**

**SECTION OFFICER**